

Categorical Exclusion Determination

Bonneville Power Administration

Department of Energy



Proposed Action: Troutdale Reynolds Industrial Park Land Purchase and Easement Acquisition

Project Manager: Mark Korsness, TEP-TPP-1

Location: Multnomah County, Oregon

Categorical Exclusion Applied (from Subpart D, 10 C.F.R. Part 1021): B1.24 Property Transfers

Description of the Proposed Action: Bonneville Power Administration (BPA) proposes to purchase two lots and line easements within the Port of Portland's Reynolds Industrial Park near Troutdale in Multnomah County, Oregon. BPA currently operates facilities in this area and the acquisition of the lots and associated easements would secure BPA's ability to consider future expansion of facilities at the Port, as remaining vacant land suitable for future development may become unavailable. Specifically, BPA would purchase Lot 11, an approximately 22 acre lot; Lot 12, an approximately 40 acre lot; and easements in two locations that are about 0.25 mile each in length. BPA would not acquire any ground water rights.

BPA will conduct environmental analysis for any proposed facility or new construction on the easements, Lots 11 and/or 12 if and when the actions are proposed.

Findings: In accordance with Section 1021.410(b) of the Department of Energy's (DOE) National Environmental Policy Act (NEPA) Regulations (57 FR 15144, Apr. 24, 1992, as amended at 61 FR 36221-36243, July 9, 1996; 61 FR 64608, Dec. 6, 1996, 76 FR 63764, Nov. 14, 2011), BPA has determined that the proposed action:

- (1) fits within a class of actions listed in Appendix B of 10 CFR 1021, Subpart D (see attached Environmental Checklist);
- (2) does not present any extraordinary circumstances that may affect the significance of the environmental effects of the proposal; and
- (3) has not been segmented to meet the definition of a categorical exclusion.

Based on these determinations, BPA finds that the proposed action is categorically excluded from further NEPA review.

/s/ Katey Grange

Katey Grange

Environmental Protection Specialist

Concur:

 /s/ Stacy Mason
Stacy L. Mason
NEPA Compliance Officer

Date: August 28, 2017

Attachment(s): Environmental Checklist

Categorical Exclusion Environmental Checklist

This checklist documents environmental considerations for the proposed project and explains why the project would not have the potential to cause significant impacts on environmentally sensitive resources and would meet other integral elements of the applied categorical exclusion.

Proposed Action: Troutdale Reynolds Industrial Park Land Purchase and Easement Acquisition

Project Site Description

The purchased land consists of easements and Lots 11 and 12 within the Port of Portland's Troutdale Reynolds Industrial Park near Troutdale in Multnomah County, Oregon. The properties are zoned for industrial use and would be used for future BPA facility development. The lots and easements consist of undeveloped former agricultural land, a prepared construction site, and a newly-created wetland. The area is bordered by undeveloped fallow farmland to the west, by industrial properties to the north and east, and by Salmon Creek and industrial businesses to the south. The area is protected from flooding of the Columbia River by a dike located along the north boundary of the industrial park. Seasonal wetlands containing hydric soils are located in low-lying areas of Lot 12 and some of the easement areas, as well as on other areas of adjacent properties.

As lands adjacent to a former aluminum plant and then subjected to Troutdale sewage treatment sludge disposal, the site was listed as a Superfund site under CERCLA in 1994. A contaminated groundwater plume remains under the property. Polycyclic aromatic hydrocarbons (PAHs) present in the soil in the area (particularly on Lot 12 and portions of the easements) exceed risk-based concentrations for residential exposure, but are within industrial land use limits.

Evaluation of Potential Impacts to Environmental Resources

Environmental Resource Impacts	No Potential for Significance	No Potential for Significance, with Conditions
1. Historic and Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> No ground disturbance proposed; property acquisition only.		
2. Geology and Soils	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> No ground disturbance proposed; property acquisition only.		
3. Plants (including federal/state special-status species)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Explanation:</u> No ground disturbance proposed; property acquisition only.		

4. **Wildlife** (including federal/state special-status species and habitats)

Explanation: No ground disturbance proposed; property acquisition only.

5. **Water Bodies, Floodplains, and Fish** (including federal/state special-status species and ESUs)

Explanation: No ground disturbance proposed; property acquisition only.

6. **Wetlands**

Explanation: No ground disturbance proposed; property acquisition only.

7. **Groundwater and Aquifers**

Explanation: No ground disturbance proposed; property acquisition only.

8. **Land Use and Specially Designated Areas**

Explanation: No ground disturbance proposed; property acquisition only.

The land is zoned industrial and would not change after BPA's purchase. There is no underlying special land use designation that would change with the purchase.

The Port of Portland is exempt from paying local property taxes as are federal agencies such as BPA. Therefore, the purchase of the properties would not remove taxes from the current local tax base, but the sale of the property to a federal entity instead of a private, local tax-paying entity would result in a future long-term decrease in potential tax revenue. Overall, the quantity of taxes that would have been collected if the lots were sold to a private, local tax paying entity would be about 0.02 percent of the overall county tax base. BPA's purchase of the land would represent a small relative decrease in local tax revenue generation potential.

9. **Visual Quality**

Explanation: No ground disturbance proposed; property acquisition only.

10. **Air Quality**

Explanation: No ground disturbance proposed; property acquisition only.

11. **Noise**

Explanation: No ground disturbance proposed; property acquisition only.

12. **Human Health and Safety**

Explanation: No ground disturbance proposed; property acquisition only.

Evaluation of Other Integral Elements

The proposed project would also meet conditions that are integral elements of the categorical exclusion. The project would not:

- Threaten a violation of applicable statutory, regulatory, or permit requirements for environment, safety, and health, or similar requirements of DOE or Executive Orders.

Explanation, if necessary:

- Require siting and construction or major expansion of waste storage, disposal, recovery, or treatment facilities (including incinerators) that are not otherwise categorically excluded.

Explanation, if necessary:

- Disturb hazardous substances, pollutants, contaminants, or CERCLA excluded petroleum and natural gas products that preexist in the environment such that there would be uncontrolled or unpermitted releases.

Explanation, if necessary: BPA would not acquire water rights; therefore, the contaminated water plume would not be extracted. BPA would adhere to the relevant institutional controls outlined in the 2006 CERCLA Record of Decision for the remediation of the site, which includes not using the site for residential uses and adhering to the *Contaminated Media Management Plan*. The *Contaminated Media Management Plan* outlines how environmental media (e.g. soil and groundwater) would be managed for the site.

- Involve genetically engineered organisms, synthetic biology, governmentally designated noxious weeds, or invasive species, unless the proposed activity would be contained or confined in a manner designed and operated to prevent unauthorized release into the environment and conducted in accordance with applicable requirements, such as those of the Department of Agriculture, the Environmental Protection Agency, and the National Institutes of Health.

Explanation, if necessary:

Landowner Notification, Involvement, or Coordination

Description: BPA has worked with the Port of Portland, the landowner, to secure this property.

Based on the foregoing, this proposed project does not have the potential to cause significant impacts on any environmentally sensitive resources.

Signed: /s/ Katey Grange
Katey Grange ECT-4

Date: August 28, 2017